

## Landlord Code Summary

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This summary of the Reading Property Maintenance Codes provides landlords with a checklist of some of the code standards City Inspectors will apply during the inspection of rental units. This is not a complete copy of the code.

Complete copies of the Reading Property Maintenance Code are available at the Property Maintenance Division Office and on this website. **Select Codified ordinances; Chapter 5 Code Enforcement** [2]; Part 6 Property Maintenance Code.

**FOR QUESTIONS AND ADDITIONAL INFORMATION, PLEASE CALL 610-655-6283.**

### EXTERIOR

- ☐ All buildings must be in sound condition and in good repair.
- ☐ All accessory structures (e.g., fences, retaining walls, and garages, etc.) shall be maintained in good repair.
- ☐ All surfaces must be free of rust, loose, rotted material, and peeling paint; and properly coated to prevent deterioration.
- ☐ Street number must be visible at front and rear of property.
- ☐ Rain gutters and down spouts must be in place and in good repair.
- ☐ Hand and safety rails must be in place.
- ☐ Steps and walking surfaces must be in good repair.
- ☐ Approved trash receptacles and containers, with lids.
- ☐ Grass and weeds must be maintained at less than 6" throughout the entire property.
- ☐ All trash, debris, and vehicles are prohibited from yards and lots.
- ☐ Graffiti must be covered or removed.
- ☐ All exterior openings must be protected against rodent entry.
- ☐ If off-street parking is available, all vehicles must be parked on an approved parking pad.

### INTERIOR

- ☐ All floors, walls, and ceilings must be in good repair.
- ☐ All windows and window locks must be free of cracks and in good working order.
- ☐ Window/door screens are required and must be available from May 1 to September 30.
- ☐ Kitchen and bathroom floors must be of nonabsorbent flooring and kept clean and sanitary.
- ☐ All hand and safety rails must be in place.
- ☐ All exterior locks, including Hasp locks, must be removed from all interior doors.
- ☐ All basement walls must be in good repair.
- ☐ Water heater and furnaces must have proper drip legs.
- ☐ Any water heater, without legs, must be on a 2" concrete pad.
- ☐ Water meter must have grounding jumper.
- ☐ Plumbing fixtures must be supplied with public and/or approved, private system.
- ☐ All plumbing fixtures must be properly installed and maintained in good working order.
- ☐ Heating facilities must be present to supply heat at 68° F in all habitable rooms and/or areas.

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- ☐ All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

## **FIRE AND SAFETY**

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- ☐ A 3 lb. ABC Fire Extinguisher is required in all kitchens.

- ☐ Smoke detectors:

- Are required on all levels of premises including attics and basements.
- Must be installed inside all sleeping areas, as well as one outside of all sleeping areas.
- **In buildings with three or more units**, must be AC powered with battery back-up inter-connected on every floor of public halls, basements, and common areas.

**IMPORTANT:** All systems, devices, and equipment must be installed in accordance with the City of Reading Property Maintenance Codes, International Fire Code, and the International Electrical Code.

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- ☐ All buildings with three or more units and/or three or more floors must have an approved second means of egress (e.g., fire exit or fire escape, etc.).

- ☐ All means of egress shall have an unobstructed path, proper walking surfaces, and safety rails.

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### **Links:**

[1] <http://www.addthis.com/bookmark.php?v=250>

[2] <http://www.readingpa.gov/sites/default/files/council/ordinance/master/Chapter%205%20Code%20Enforcement.pdf>